

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

Property Name: Robertson House Inventory Number: M: 26-22-04  
 Address: 107 Fleet Street Historic district: yes ☒ no  
 City: Rockville Zip Code: 20850 County: Montgomery  
 USGS Quadrangle(s): Rockville  
 Property Owner: Montgomery County Tax Account ID Number: \_\_\_\_\_  
 Tax Map Parcel Number(s): B1.2, P1&2 Tax Map Number: GR342  
 Project: Rockville Town Center Agency: SHA  
 Agency Prepared By: Kelly Steele (SHA)  
 Preparer's Name: \_\_\_\_\_ Date Prepared: \_\_\_\_\_  
 Documentation is presented in: Project Review and Compliance Files  
 Preparer's Eligibility Recommendation: \_\_\_\_\_ Eligibility recommended ☒ Eligibility not recommended  
 Criteria: A B C D Considerations: A B C D E F G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible: yes Listed: yes  
 Site visit by MHT Staff yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

The Robertson property is associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the property does not possess an association with significant events or trends, and is not eligible under Criterion A. The property was designed by T.C. Groomes, a local architect and builder. However, he is not individually significant with the historic context. Given this and the fact that research into the tenants of the Robertson House did not identify any known association with significant persons, the property is not eligible under Criterion B. The Robertson House does embody distinctive characteristics of a type and period of construction. The house characterizes the American Foursquare plan with Colonial Revival features and as such, it represents local and national trends in domestic architecture. While this supports significance under Criterion C, the residence is not eligible for the National Register because modern additions, change in use, and city development have compromised the structure's design, setting, materials, feeling, and association.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended ☒ X  
 Criteria: A B C D Considerations: A B C D E F G  
 MHT Comments:  
 \_\_\_\_\_  
 Anne E. Bruder  
 Reviewer, Office of Preservation Services  
 \_\_\_\_\_  
 Peter E. Kurtze  
 Reviewer, National Register Program  
 \_\_\_\_\_  
 Tuesday, February 29, 2000  
 Date  
 \_\_\_\_\_  
 Thursday, March 02, 2000  
 Date

## NR - ELIGIBILITY REVIEW FORM

M 26-22-4

Robertson House

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neighboring Hege House (M: 26-36); an American Foursquare with Colonial Revival elements, located on Monroe Street, catty-corner from the Robertson House.

National Register Evaluation:

While the Robertson House, as an American Foursquare structure designed in the Colonial Revival style and constructed in a subdivision that developed during a period of dramatic growth in Rockville, is associated with the development of Rockville and a particular architectural style, it is not eligible for the National Register of Historic Properties. The property was previously surveyed by the Maryland Inventory of Historic Properties, however, it does not appear on the Locational Atlas for Historic Properties in Montgomery County, nor was it determined eligible for inclusion in the Master Plan for Historic Preservation in Rockville.

The Robertson property is associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the property does not possess an association with significant events or trends, and is not eligible under Criterion A. The property was designed by architect T.C. Groomes, a local architect and builder. However, he is not individually significant with the historic context. Given this and the fact that research into the tenants of the Robertson House did not identify any known association with significant persons, the property is not eligible under Criterion B. The Robertson House does embody distinctive characteristics of a type and period of construction. The house characterizes the American Foursquare plan with Colonial Revival features and as such, it represents local and national trends in domestic architecture. While this supports significant under Criterion C, the residence is not eligible for the National Register because modern additions, change in use, and city development have compromised the structure's design, setting, materials, feeling, and association.

# MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

Property Name: Fleet Street Houses Inventory Number: M: 26-22-05  
 Address: 101, 103, & 105 Fleet Street Historic district: X yes no  
 City: Rockville Zip Code: 20850 County: Montgomery  
 USGS Quadrangle(s): Rockville  
 Property Owner: Montgomery County Tax Account ID Number: \_\_\_\_\_  
 Tax Map Parcel Number(s): b 2, P6&8 Tax Map Number: GR342  
 Project: Rockville Town Center Agency: SHA  
 Agency Prepared By: Kelly Steele/SHA  
 Preparer's Name: \_\_\_\_\_ Date Prepared: \_\_\_\_\_  
 Documentation is presented in: Project Review and Compliance Files  
 Preparer's Eligibility Recommendation: \_\_\_\_\_ Eligibility recommended X Eligibility not recommended  
 Criteria: A B C D Considerations: A B C D E F G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible: yes Listed: yes  
 Site visit by MHT Staff yes X no Name: \_\_\_\_\_ Date: \_\_\_\_\_

## Description of Property and Justification: (Please attach map and photo)

The Fleet Street Houses are three vernacular plan private residences constructed by Dr. Robert Warfield in the 1920s and 30s on property he purchased in Rockville Heights (currently 101, 103, and 105 Fleet Street). The structures at 101 and 105 Fleet Street were built in 1926 and exhibit Colonial Revival elements. The structure at 103 Fleet Street was built in 1936 and does not depict any particular style (although it does possess a porch reminiscent of the Craftsman style). Currently all three of these houses provide office space for Montgomery County. The houses were previously surveyed in 1986 by the Peerless Rockville organization. Since the time of that survey, part of the front porch on the 105 Fleet Street structure has been enclosed. This work employed an exterior surface different from the rest of the structure, introduced a new style of windows, and removed three of the four original column porch supports. Aside from this change, no other alterations have occurred on the three structures. No determination of eligibility was made at the time of the 1986 survey.

## MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended X  
 Criteria: A B C D Considerations: A B C D E F G  
 MHT Comments: \_\_\_\_\_

Anne E. Bruder  
 Reviewer, Office of Preservation Services  
Peter E. Kurtze  
 Reviewer, National Register Program

Tuesday, February 29, 2000  
 Date  
Thursday, March 02, 2000  
 Date

## NR - ELIGIBILITY REVIEW FORM

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Fleet Street Houses

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While two of the three Fleet Street Houses match the common architectural style found in Rockville Heights, the third structure does mimic the pattern of incorporating various style details on a vernacular house form. This third house employs porch and dormer details reminiscent of the Craftsman style. Between 1905 and the mid-1920s, the Craftsman Style was the dominant style for smaller houses in the United States. The style originated in southern California, inspired by the work of Charles and Henry Greene, who in turn were inspired by the English Arts and Crafts movement and oriental architecture. Through the aid of pattern books and magazines, the style quickly spread through the country, and then it rapidly faded with few built after 1930. Craftsman bungalows are characterized by low-pitched, gabled roofs with wide overhangs, exposed roof rafters, decorative beams and braces under the gables, and porches supported by tapered square columns that extend to ground level. A number of front-gabled, cross-gabled, side-gabled, and hipped roof variations were developed. Most of the front-gable and side-gable structures were 1-story tall, but 1 1/2 and 2-story structures were not uncommon. Of the side-gable Craftsman, most were 1 1/2-stories high with a centered gable dormer. Together, the three gable roof variations constituted over 90% of the built Craftsman bungalows. Hipped roof subtypes were often 1 or 2-stories tall and contained less detail.

National Register Evaluation:

While the Fleet Street Houses, as typical period houses constructed in a subdivision that developed during a period of dramatic growth in Rockville, are associated with the development of Rockville and a particular architectural style, they are not eligible for the National Register of Historic Places. The properties were previously surveyed by the Maryland Inventory of Historic Properties, they do not appear on the Locational Atlas for Historic Properties in Montgomery County, and were not determined eligible for inclusion in the Master Plan for Historic Preservation in Rockville.

The Fleet Street Houses are associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, the purchase of land and subsequent construction occurred outside of the rapid growth period. In addition, recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the structures do not possess an association with significant events or trends, and are not eligible under Criterion A. The structures are not eligible under Criterion B either. Research into the construction and subsequent tenants did not identify any known association with significant persons. Similarly, the structures are not eligible under Criterion C because they do not embody distinctive characteristics of a type and period of construction. While 101 and 105 Fleet do characterize a side-gabled, massed vernacular plan with Colonial Revival features, thus representing local and national trends in domestic architecture, modern additions, change in use, and city development have compromised the structure's design, setting, materials, workmanship, feeling, and association. In addition to this loss of integrity, these structures are not complete or elaborate examples of the Colonial Revival style. While they do possess simple versions of some basic identifying features including paired rectangular windows, cornices, and eave returns, they lack an accentuated front entrance as well as common decorative elements (cornice dentils/modillions, shaped windows). The structure at 103 Fleet does not clearly demonstrate any style, although it does exhibit some Craftsman elements, and it suffers the same loss of integrity due to modern additions, change in use, and city development. Finally, the three properties have no known potential to yield important information, so they are not eligible under Criterion D, and the seven criteria considerations do not apply.

